

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 8/14/02 Item: 3.i.

File Number
PDC02-039

Application Type
Planned Development Rezoning

Council District
1

Planning Area
West Valley

Assessor's Parcel Number(s)
303-33-062

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Darren McBain

Location: Northeast corner of Cypress Avenue and Adra Avenue (3475 Adra Avenue)

Gross Acreage: 0.3

Net Acreage: 0.3

Net Density: 14 dwelling units per acre

Existing Zoning: R-M Residence

Existing Use: One single-family detached residence

Proposed Zoning: A(PD) Planned Development

Proposed Use: Up to four single-family detached residences

GENERAL PLAN

Completed by: DM

Land Use/Transportation Diagram Designation
Medium High Density Residential (12-25 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: DM

North: Single-family detached house

R-M Residence

East: Duplex

R-M Residence

South: Church

Unincorporated

West:: Two duplexes

R-2 Residence

ENVIRONMENTAL STATUS

Completed by: DM

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: DM

Annexation Title: Winchester No. 16

Date: November 13, 1959

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/OWNER/DEVELOPER

Emily Chen
21009 Seven Springs Parkway
Cupertino, CA 95014

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: DM

Department of Public Works

See attached memo

Other Departments and Agencies

See attached fire memo

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Emily Chen, is proposing a Planned Development Rezoning from R-M Residence to A(PD) Planned Development to allow up to four single-family detached residences on a 0.3-gross-acre site. The project site is currently developed with one single-family detached residence that was built in 1952. The site is a corner lot bordered by a single-family house to the north and a duplex to the east. A church is located across Adra Avenue to the south and a duplex to the west across Cypress Avenue.

This project is proposed under a Planned Development Zoning in order to allow the units to ultimately be subdivided and sold on individual lots. Under a Site Development Permit, the units would have to function in perpetuity as rental units, or as condominiums on one commonly owned lot. Additionally, the R-M Multiple Residence Zoning District would only allow one of the units to be detached from the others and would require a 25-foot rear setback, which is slightly more stringent than what the applicant is proposing (and what is required for conformance with the Residential Design Guidelines).

Project Description

The proposed project consists of four single-family detached houses fronting out onto Adra Avenue. The lot sizes average approximately 3,200 square feet each. The units have two stories, with a maximum height of approximately 28 feet. Each unit has a two-car garage, and driveway apron parking spaces are also provided. Two of the units have tandem garages and share a curb cut, which improves the units' appearance and helps to reduce the project's impact on the number of on-street parking spaces on Adra Avenue. Each proposed unit has a net living area of approximately 2,600 square feet and a private rear yard of approximately 500 square feet.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that this project is exempt from further environmental review under the provisions of the California Environmental Quality Act (CEQA). CEQA Guidelines include an exemption (Section 15061(b)(3)) for projects "where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment." The proposal is

for a small infill project in an urbanized area with no potential to significantly impact any natural resources or other environmental concerns.

Trees

Fifteen non-native fruit and nut trees of varying sizes and species are present on the site. None of the trees are “ordinance-size” (greater than 56 inches in circumference). The applicant is proposing to remove seven of the trees on the site. The loss of these less-than-ordinance-size trees is not considered a significant environmental impact for purposes of CEQA. This project will require replacement of all removed trees at established rates, which include 4:1 replacement for ordinance-size trees and 1:1 or 2:1 replacement for smaller trees (depending on the removed trees’ size). A specific tree replacement plan will be reviewed by staff at the subsequent Planned Development Permit stage. Street trees will also be added along the project’s street frontages.

Existing House

In the City of San Jose, any building more than 50 years old is considered to be of potential historical interest and is further evaluated accordingly. The existing circa-1952 building on the site is a nondescript, ranch-style house. Staff evaluated the building. It does not exhibit any historical qualities and is not considered historically significant.

GENERAL PLAN CONFORMANCE

The proposed project has a net density of 14 DU/AC, which conforms to the site’s General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).

ANALYSIS

The primary issue concerned in the proposed rezoning is conformance to the City’s *Residential Design Guidelines* (RDGs), including site design and architecture.

Site Design

Based on the following analysis, the proposed project is in substantial or full conformance with all of the development standards recommended in the RDGs for single-family detached houses, with regard to setbacks, parking, and open space.

Setbacks: The design of the proposed buildings includes a minimum 18-foot front setback on Adra Avenue, as recommended by the RDGs. The proposed 10-foot side setback on Cypress Avenue is less than the RDG-recommend minimum of 20 feet. However, the side property line will be located approximately four feet behind the back of the new sidewalk (to be replaced and widened for the project), creating a “de facto” side setback of 14 feet of open area. The proposed corner-side setback is compatible with the development pattern in the neighborhood. The 5-foot interior side setback conforms to the RDGs and is consistent with the normal setback for a single-family house.

The proposed units have a rear setback ranging from approximately 15 to 20 feet from the adjacent single-family residence to the north. The RDGs recommend a 20-foot minimum of separation between a proposed two-story building element and an existing single-family rear yard. In this case, the proposed rear setbacks are considered adequate, in that only two of the proposed units back up to the adjacent

single-family rear yard, and the yard is partially buffered from the site by a detached garage. In addition, the project proponent has indicated to staff that she is in the process of purchasing the adjacent house with the intention of redeveloping the parcel with multiple units.

Private Open Space: Each of the units has an enclosed back yard of 500 to 600 square feet, consistent with the 500-square-foot minimum that the RDGs recommend for single-family detached houses on lots of the proposed size range.

Parking: The RDGs recommend that two covered spaces and one additional guest parking space be provided for each single-family detached unit. This parking ratio is higher than it would otherwise be for some other unit types because on-street parking spaces along the project frontage are included in the calculation. It is generally assumed that guest parking for single-family detached houses is provided on the street, because single-family houses do not typically provide on-site guest parking spaces. In the case of corner lots, it is relatively easy to provide more than enough on-street parking because of the higher amount of street frontage. For this particular project, the shared driveway for the two middle units helps maximize on-street parking availability by reducing curb cuts. Six to eight parking spaces (depending on the final width of the shared driveway curb cut, which will be coordinated at the Planned Development Permit stage) will be available on the street upon completion of the project. Driveway apron spaces will also be available for guests and incidental parking. The total number of available parking spaces therefore exceeds the requirements of the RDGs.

Architecture

This project consists of two-story units with a height of approximately 28 feet. The unit type and general style of the proposed structures are compatible with existing development in the neighborhood. As is typical for a Planned Development Rezoning, the architecture that is shown is considered “conceptual” and will undergo further review by staff at the Planned Development Permit stage. Second-story massing and other aspects of the architectural treatment will be subject to further review, in order to avoid a boxy or monotonous appearance. Building materials, roofing, colors, and other details will also be selected for their compatibility with the neighborhood development pattern.

PUBLIC OUTREACH

Notices for the community meeting and the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site.

RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation of approval and the City Council adopt an ordinance rezoning the subject site for the following reasons:

1. The proposed project conforms to the site’s General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).
2. The proposed project conforms to the objectives of the Residential Design Guidelines.
3. The project furthers the goals and objectives of the City’s in-fill housing strategies.

4. The proposed rezoning is compatible with existing and proposed uses on adjacent properties.

Attachments:

Public Works memo

Fire memo

Location map

Exemption

Plan set

DM:ll/207-02